

**City of San Antonio
BOARD OF ADJUSTMENT**

City Council Chambers
1st Floor, Municipal Plaza Building
103 Main Plaza

December 2, 2002

REVISED

Monday 1:00 P. M.

Board of Adjustment Members

Michael Ramirez – District 1

Jesse Zuniga – District 6

Oscar R. Williams – District 2

Yolanda Arellano – District 7

Jesse Jenkins – District 3

Abe Ramirez – District 8

Hervey Duron – District 4

D. Michael Villyard – District 9

Laura Lizcano – District 5

Lisa Musial – Mayor

Vacant – District 10

Chairman

I. 1:00 P. M. Public hearing called to order by the BOA Chairman

II. Roll Call

III. Invocation

IV. Scheduled Cases:

CASE NO. A-02-176PP Lavaca Neighborhood Association, 418 Florida St.

CASE NO. A-02-188PP Vincent A. Lazaro representing Adela M. Martinez, 418 Florida St.

CASE NO. A-02-182 Gordan V. Hartman , 1202 Bitters Rd.

CASE NO. A-02-183 Antonio C. Limon, 1400 Brazos

CASE NO. A-02-184 Richard Pratt representing Maria del Carmen Ballesteros, 414 E. Hildebrand

CASE NO. A-02-185 Margaret Marquez, 7267 Mill Valley Dr.

V. Consideration to hear and decide the amortization application of River City Cabaret located at 107 E. Martin St., on January 6, 2003.

VI. Election of Offices

VII. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/bldginsp/BOA.htm

<p>This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.</p>

CASE NO. A-02-182

Gordon Hartman representing Gordon Hartman Homes

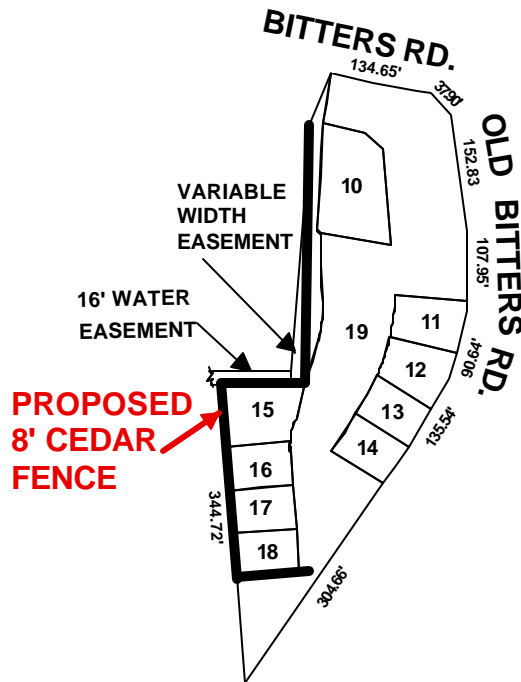
Lots 10 - 19, Block 13, New City Block 17721

1202 Bitters Road

Zoned: "C-1 & C-3" Light Commercial and General Commercial District

The applicant requests a variance to erect an 8' cedar fence on the rear yard property line.

The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence height within the rear yard setback 6'.



NOT TO SCALE

A-02-182

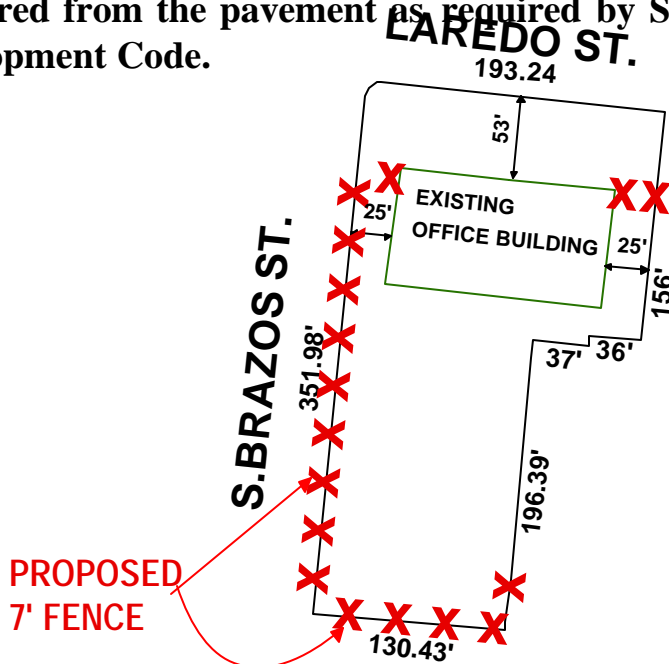
PLOT PLAN

CASE NO. A-02-183

**Antonio C. Limon
Lot 15, Block 2, New City Block 2810
1400 Brazos Street
Zoned: "I-2" Heavy Industrial District**

The applicant requests a variance to erect a 7' fence on the front yard property line.

The Development Services Department could not issue this permit because Section 35-514 (d) of the Unified Development Code limits fence height within the front yard setback to 4 as long as the fence does not obscure vision above a height of 3' measured from the pavement as required by Section 35-506 (d) (5) of the Unified Development Code.



NOT TO SCALE

A-02-183

PLOT PLAN

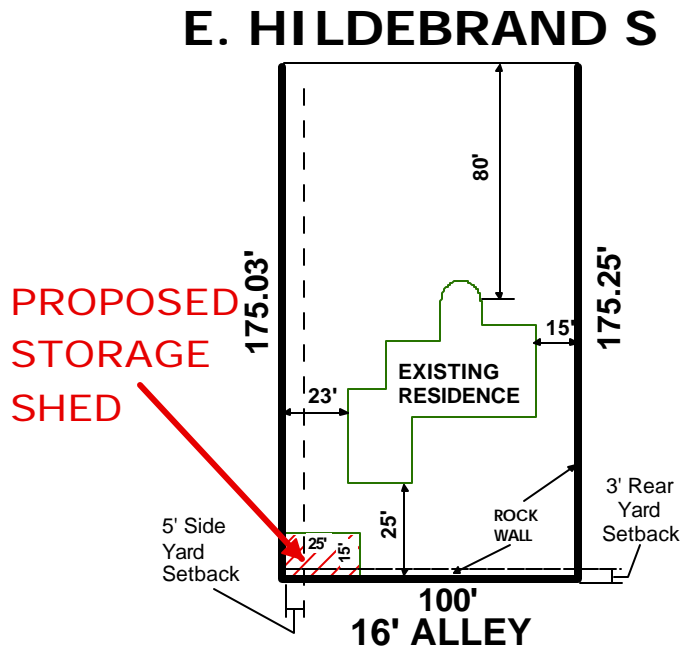
CASE NO. A-02-184

Richard Pratt representing Maria del Carmen Ballesteros
Lot 9, Block 4, New City Block 6817
414 E. Hildebrand
Zoned: "R-5" Residential Single-Family District

The applicant requests a variance to construct an accessory structure within the side and rear yard setbacks.

The Development Services Department could not issue this permit because Section 35-370 (a) of the Unified Development Code requires minimum side and rear yard setbacks of 5' and 3' respectively.

The applicant's plan proposes the construction of a storage shed on the side and rear yard property lines.



NOT TO SCALE

A-02-184

PLOT PLAN

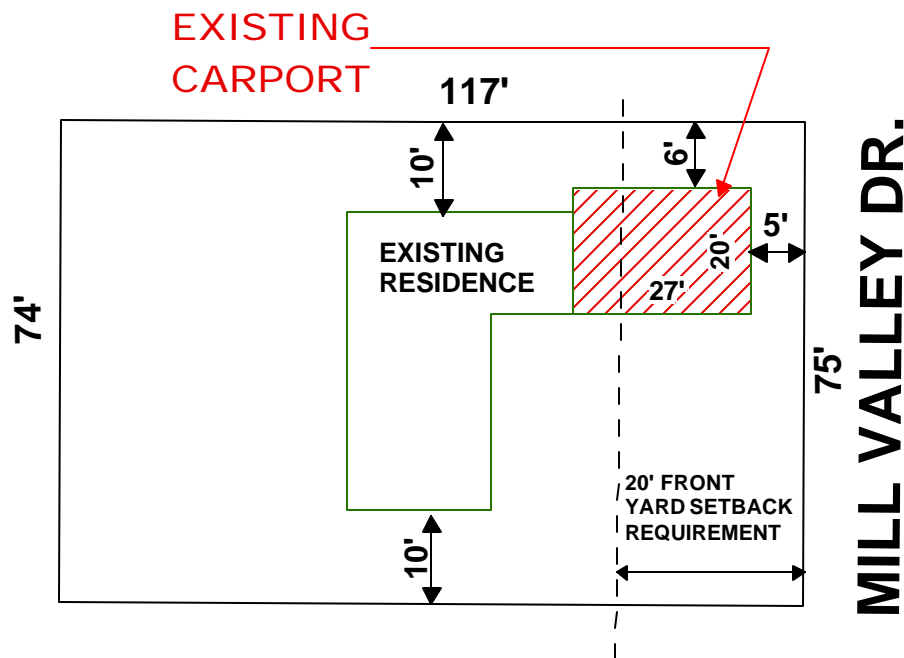
CASE NO. A-02-185

**Margaret Marquez
Lot 16, Block 121, New City Block 15242
7267 Mill Valley Drive
Zoned: "R-6" Residential Single-Family District**

The applicant requests a variance to keep a carport within the front yard setback.

The Development Services Department could not issue this permit because Section 35-516 (g) of the Unified Development Code requires a 20' front yard setback for garages and carports.

The partially completed carport is constructed with a 5' front yard setback.



NOT TO SCALE

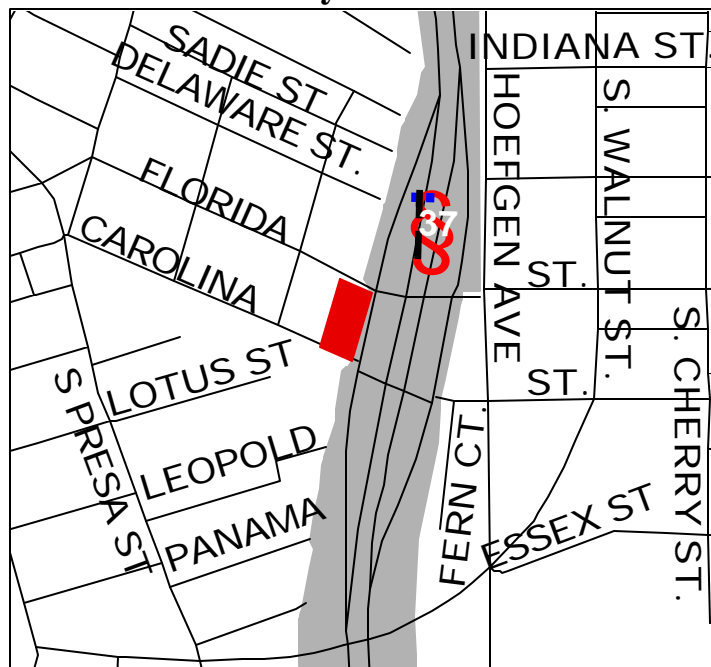
A-02-185

PLOT PLAN

CASE NO. A-02-176PP

**Rusche Distributing Company
Lot 20, Block 9, NCB 3011
418 Florida Street
Zoned: "C-2" Commercial District**

A hearing to consider the application of the Lavaca Neighborhood Association, who has requested an inquiry into the Rusche Distributing Company bulk fuel station property at 418 Florida Street, a nonconforming use, to determine if conditions created by the use, fire or health hazards created by the use, and any other danger or nuisance to the public due to or created by any condition or use existing on the property require the discontinuance of said use as specified in Section 35-706 of the San Antonio City Code.



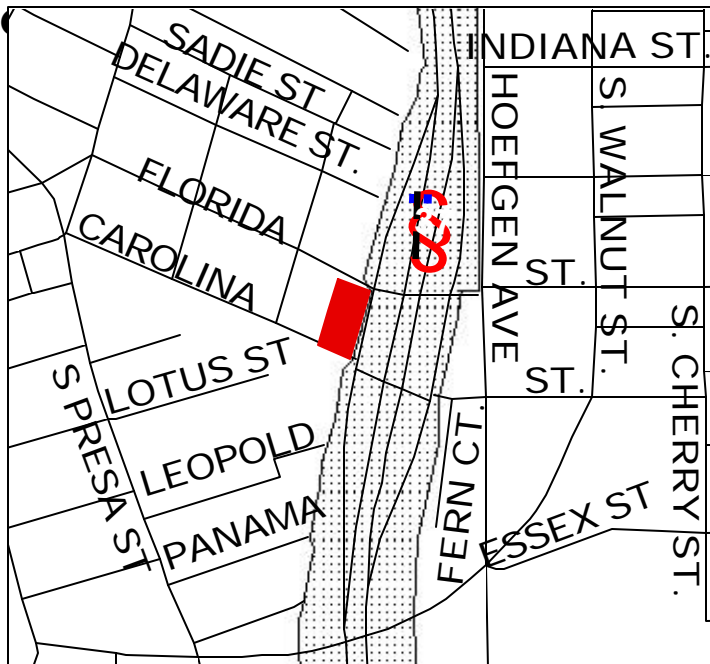
LOCATION MAP

A-02-176P.P.

CASE NO. A-02-188PP

**Rusche Distributing Company
Lot 20, Block 9, NCB 3011
418 Florida Street
Zoned: "C-2" Commercial District**

A hearing to consider the application of Ms. Adela M. Martinez, who has requested an inquiry into the Rusche Distributing Company bulk fuel station property at 418 Florida Street, a nonconforming use, to determine if conditions created by the use, fire or health hazards created by the use, and any other danger or nuisance to the public due to or created by any condition or use existing on the property require the discontinuance of said use as specified in Section 35-706 of the San Antonio



LOCATION MAP

A-02-188P.P.